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# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

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## **BOARD MINUTES**

### **HISTORIC SITE BOARD**

### **January 24, 2005**

### **ADMINISTRATIVE ITEMS**

#### **ITEM 1 – ADMINISTRATIVE**

##### **A. Board Administrative Matters and General Information**

- **Call to Order**  
6:37PM
- **Members Present:**  
Steve Estrada  
Jim Royle  
Paul Johnson  
Carmen Lucas
- **Staff Present:**  
Donna Beddow  
Glenn Russell  
Gail Wright
- **Members Absent:**  
Margie Warner  
Peggy Lacy
- **Other General Information**  
None

##### **B. Conflict of Interest Declaration**

None

##### **C. Approval of November 15, 2004 Board Minutes**

Steve Estrada moved that the 11/15/2004 minutes be approved.  
2<sup>nd</sup> by Paul Johnson  
Motion carried 4-0-0

**D. Reports:** None

**E. Announcements**

- San Diego County Archaeological Society meeting January 25, 2005.
- California Preservation Conference – Riverside at the Mission Inn. The dates are 5/12 thru 5/15, 2005.
- Santa Clara County Heritage Commission: A workshop for Historic Landmarks, Monday January 31, 2005; 9 to 3 at the State Office Building Auditorium in San Jose.
- California Preservation Foundation in Modesto February 14-16, 2005

**ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS**

**A. Public Comment**

Dr. Lynne Newell Christenson, County Parks Historian, commented on several County Parks projects:

1. County Open Space Park Wilderness Gardens 1880, historic grist mill foundation. This project will come before the HSB within the next few months.
2. Camp Lockett Historic District – Proposal to upgrade the existing ball fields within the historic district (which are not historic) eventually adding a shack bar and restrooms. This project will be brought to the board for comments in the near future. Parks will be requiring a grading monitor.
3. Bancroft archaeological site – DPW wants to put in sidewalks that will impact this site. Plans are to test the area of proposed construction to determine the extent of the Bancroft site. Testing will commence soon. Carmen wondered if federal funding would be available and if so, would consultation (NAHC and tribal) be required. Also, Native American monitors should be on hand for the testing.
4. Bancroft Ranch – Spring Valley Historical Society potential speakers for upcoming HSB meetings; Jim Van Meter or Carol Serr.

Eric Grant, member of the Jamul Community Planning Group, suggested that we might be interested in inviting George Merz to talk about the history of Jamul.

**B. Presentations**

None

**ACTION ITEMS**

**ITEM 3 – FREDERICK & MARYALLEN/ BOETTIGER HOUSE MAA 02-007W<sup>1</sup>**

**Applicant:** John & Christine Tyner

**Location:** APN 265-062-09; 5525 La Crescenta, Rancho Santa Fe

**Description:** 1-2 story Spanish Colonial Revival stucco style house. A two-car garage is connected to the house by a stucco archway. Designed by Lillian Rice the house was

built in 1927 for Frederick and Mary Allen; the house is also associated with Wilfred Boettiger, who was superintendent of the Rancho Santa Fe Irrigation District, crucial to the development of Rancho Santa Fe. The proposed modification to the property includes renovation of the existing garage with conforming framing, electrical and fire sprinkler systems. Old wood windows will be replaced with new larger wood windows to match the existing residence. The modification also includes the addition of a 300 square-foot Cabana (or "sitting porch") to the west side of the existing detached garage. The Historic Site Board approved recommending historic listing and participation in the Mills Act September 2002.

**Today's Action:** Recommend approval of the Allen/Boettiger House modifications.

Owners John & Christine Tyner were present as was architect Andrew Wright with Wright Architecture. The question was asked if the existing garage was to be torn down. Yes, it is in bad shape with extensive termite damage. It is also non-conforming. Would the historic building code apply? No, because the garage is not attached to the main house. Were there photographs of the original garage? None are known. Mr. Wright stated that Lilian Rice seemed to design simple lines, and that he will try to use materials that may be consistent with Lilian Rice's style. This house is on the Rancho Santa Fe listing of historic houses.

Motion by Steve Estrada to recommend approval of the Allen/Boettiger House modifications.

2<sup>nd</sup> by Paul Johnson

Motion carried 4-0

## **DISCUSSION ITEMS**

### **ITEM 4 – ELECTION OF OFFICERS FOR THE 2005 TERM**

**Description:** Nominate and elect officers for 2005 (Chairman, Vice-Chairman)

Jim Royle was nominated to continue as Chairman of the Historic Site Board, and Paul Johnson was nominated to be Vice Chairman.

A motion was made by Steve Estrada to accept these nominations.

2<sup>nd</sup> by Carmen Lucas

Motion carried 4-0

### **ITEM 5 – REVIEW OF 2005 GOALS**

The proposed 2005 goals are as follows:

#### **Procedures and Operations**

- (1) Develop guidelines for documentation expected with applications for landmarking. (HSB Staff and Board)

#### **Research**

- (2) Identify how the Mills Act can be applied to archaeological sites. (HSB Staff)

- (3) Develop approaches to preservation of open space easements for historical resources. (HSB Staff)
- (4) Compile a list of National Register listed or eligible properties in the unincorporated area, and identify those potentially eligible for the Mills Act. (HSB Staff)

#### **Outreach**

- (5) Develop outreach materials for distribution to interested individuals and organizations:
  - Brochure with general information, site listing advantages, and procedures (Board)
  - Update PowerPoint presentation for use by HSB (HSB Staff and Board)
- (6) Schedule presentations to at least three appropriate groups (HSB Staff and Board)
- (7) Distribute Mills Act information to owners of properties landmarked by the earlier HSB. (HSB Staff)

#### **Grants**

- (8) Submit two applications for CLG grants:
  - Review and update Julian Historic District information and submit eligible properties for California Register. (HSB Staff)
  - Proposal from County Parks (HSB Staff and County Historian)

#### Discussion of Goals:

Item (1) – Jim Royle will take on the responsibility of preparing a draft set of guidelines

Item (2) – Identify “incentives”; can a law be designed to provide incentives for preservation of archaeological sites? Staff will check with Courtney Coyle and the Native American Heritage Commission. What, if anything, has the city done regarding archaeology sites?

Item (3) – Types of easements for Historic properties. Paul will bring copies of façade easement agreements to the next meeting.

Item (4) – Gail will finalize list from the National Register

Add item (9) – Upgrade our web site including links

Add item (10) – Ongoing presentations

Add item (11) – Historic Landscapes (National Park Service)

Add item (12) – Explore types of projects that have archaeological sites. Determine the threshold at which DPLU should bring these projects to the Board for review and recommendation.

Staff will prepare a revised Goal list to be discussed at the next meeting.

#### **OTHER**

- Prepare two binders of HSB documentation, one for Carmen Lucas (original lost in the Cedar Fire) and one to have ready for a new board member whenever appointed to the Board.
- Send copy of the Recourse Protection Ordinance (RPO) to all Board Members.

## **ITEM 6 – FUTURE AGENDA ITEMS**

- Next meeting will take place on Monday, February 28, 2005
- John B. & Bessie Cushman House Modification MAA 02-004W<sup>1</sup>

## **ITEM 7 – ADJOURNMENT**

8:10 P.M.

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### **APPROVAL OF BOARD MINUTES:**

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Chairman, Jim Royle

**March 21, 2005**

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Vice-Chairman, Paul Johnson

**March 21, 2005**

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